

DEPARTMENT OF GROWTH MANAGEMENT Planning & Community Design Division

7/31/2007

RICHARD M. LABINSKY, PE, INC. 108 ESSEX DR. LONGWOOD., FL 32779-

Re: Project No. 2007050003, Application No. 937

Description: AKRON MEADOWS, LLC

REZONE FROM AGRICULTURE TO PLANNED UNIT DEVELOPMENT (RESIDENTIAL)

Dear RICHARD M. LABINSKY, PE, INC .:

Your rezoning application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager

Development Review

Division of Planning and Community Design

(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816

Board of County Commissioners • www.lakecountyfl.gov

Project No. 2007050003, Application Request No. 937

PLANNING & COMMUNITY DESIGN Rejection Comments

Item: APPLICATION IS SUFFICIENT

Remarks: In order to complete the staff report and analysis, the following comments from Public Works regarding the traffic study need to be addressed.

Staff has reviewed the traffic study submitted in support of the development of 62 housing units on CR 42 east of Paisley. The study recognizes the need for turn lanes on CR 42 at the site entrance for safety purposes, and staff recommends these be included as a condition of site approval.

The traffic study needs to be revised in accordance with County guidelines for a traffic impact analysis. A revised study must include corrected data consistent with County standards and database information. The traffic study denotes 174 existing peak hour trips on CR 42. The County's Annual Traffic Count Program for 2007 indicates PM peak hour directional counts of 320 toward the west and 470 to the east of the site. The study assigns a level of service capacity to CR 42 of 320 peak hour trips. The County concurrency system assigns a capacity of 410 PM peak hour directional trips from Table 4-9/Uninterrupted Flow characteristics in the FDOT Level of Service Manual. These and any other data discrepancies must be corrected and included in a revised traffic study.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041 Rejection Comments

Item: TRANSPORTATION

Remarks: Staff has reviewed the traffic study submitted in support of the development of 62 housing units on CR 42 east of Paisley. The study recognizes the need for turn lanes on CR 42 at the site entrance for safety purposes, and staff recommends these be included as a condition of site approval.

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If you have questions or need additional information, please advise.--John Maruniak, Transportation Planner

Item: RIGHT-OF-WAY

Remarks: Review on 5/1/07 found site fronts on CR 42 (# 8990) with 33 feet of recorded right of way from centerline. Classified as a Rural Major Collector requiring 50 feet of R/W from centerline (100' total).

A Dolan test (# 07-22) provided because PUD.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Informational Comments

Item:

Remarks:

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788 Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE

Remarks: Fire Requirements will be addressed during the Preliminary Plat Process.

BDH

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130 Rejection Comments

Item:

Remarks:

Informational Comments

Item: REZONING ONLY

Remarks: 07/19/07 - No objection to rezoning. Letters of non-availability will be required for central water and sewer at time of preliminary and site plan submittal. If acquired, permitting for wells and septic will be through DOH. Minimum 0.5 Acre lots for well and septic, 0.25 acre minimum for lots with septic systems if a central water supply becomes available. Permit required through DOH if existing wells or septic systems are to be abandoned. -MJB-

07/05/07 - DOH has no further comments at this time on a rezoning. -PDB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776 Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE - ITEMS SUBMITTED ARE SUFFICIENT TO CONTINUE REVIEW.

Remarks: 07/20/2007 SC

Limits of rezoning are away from the wetlands area. The property adjacent to wetlands will remain AG with 5 acre lots. Formal Environmental Assessment will be required at Preliminary Plat stage during development review.

Review Status: COMPLETE

Attachments:

Public Works Memo dated July 2, 2007 Lake Co. School Board Comments

MEMORANDUM

PUBLIC WORKS DEPARTMENT

Engineering Division – Transportation Section 437 Ardice Avenue

Fustis Florida 32726



P: 352.483.9090 F: 352.483.9015 www.lakecountyfl.gov

To:

Ross Pluta, Manager Development Services

From:

John Maruniak, Transportation Planner

Date:

July 2, 2007

Subject: Akron Meadows Traffic Study

Staff has reviewed the traffic study submitted in support of the development of 62 housing units on CR 42 east of Paisley. The study recognizes the need for turn lanes on CR 42 at the site entrance for safety purposes, and staff recommends these be included as a condition of site approval.

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If you have questions or need additional information, please advise.

Copy: Fred Schneider, Director of Engineering Rick Hartenstein, Senior Planner Richard Labinsky, Consulting Engineer



Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496 (352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

May 30, 2007

Mr. R. Wayne Bennett, Planning Director Department of Growth Management Lake County Post Office Box 7800 Tavares, Florida 32778

RE: Akron Meadows LLC, Rezoning Case

Dear Mr. Bennett:

Lake County is currently reviewing a rezoning application, which proposes a change of approximately 44 acres from Lake County Agriculture District to Lake County Planned Unit Development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of February 20, 2007, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 62 new single-family dwelling units that will contribute 25 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed rezoning and their current permanent capacity status are as follows:

Spring Creek Elementary School

Umatilla Middle School

Umatilla High School

3% Under Capacity

6% Over Capacity

6% Under Capacity

Please see the attached one-page District Growth Impact Report which indicates the potential impact of this proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner Growth Planning Department

Enclosure

"Equal Opportunity in Education and Employment"

School Board Members: District 1 Larry Metz District 2 Scott Strong District 3 Cindy Barrow District 4 Jimmy Conner District 5

Kyleen Fischer

Superintendent:

Anna P. Cowin

REVIEWING AUTHORITY

Lake County Growth Management Department

Planning and Community Design

DATE

5/30/2007

NAME / CASE NUMBER OWNER / DEVELOPER

Akron Meadows LLC Akron Meadows, LLC

ITEM DESCRIPTION

Rezoning request for 44.52 acres from Lake County Agriculture

District to Lake County Planned Unit Development.

applicant proposes 62 dwelling units.

DENSITY LOCATION 1.39 dwelling units/1 acre

Section 20, Township 17, Range 28

Located east of CR 42 and west of Lake Akron Lake County Rural Village (2 dwelling units/1 acre)

CURRENT FUTURE LAND

USE

CURRENT ZONING

Lake County Agriculture District Lake County Planned Unit Development

PROPOSED ZONING

	31-00	WIF-DO	Mobile	SF Impacts
NEW DU IMPACT				62
STUDENT GENERATION	0.410	0.254	0.145	25
Elementary School	0.186	0.131	0.065	12
Middle School	0.100	0.057	0.036	6
High School	0.124	0.066	0.044	8

001	-	NAN	_
S	11 31 31	NAN	-

Spring Creek Elementary

Umatilla Middle Umatilla High

Student Enrollment 2/20/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
608	641	95%	620	97%
749	711	105%	755	106%
858	923	93%	866	94%

*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft

BUS ACCESS

Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.

SIDEWALKS

Sidewalks are recommended for the development.

STUDENT SAFETY

At least one safely-located pick-up/drop-off area is

recommended.

COMMENTS

This proposed development action will adversely impact area schools that are already over or nearly over capacity. provide enrollment relief to Umatilla Middle School, the District has planned and budgeted an addition/renovation, which will open in 2010 with an approximate capacity of 1,097.

Dawn McDonald

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date: 5/30/2007